

TRIPLETT SCHOOL REDEVELOPMENT

3/14/2019 NEIGHBORHOOD MEETING

PROJECT TEAM:

FRONT SITE REDEVELOPMENT: ISLAND MOVING COMPANY HEADQUARTERS

ISLAND MOVING COMPANY:
ARTISTIC DIRECTOR
MIKI OHLSEN

EXECUTIVE DIRECTOR
EDWARD MCPHERSON

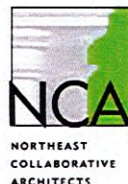


ATTORNEY:
TURNER C. SCOTT
MILLER SCOTT HOLBROOK
& JACKSON



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HOLBROOK & JACKSON
Attorneys and Counselors at Law
(401) 847-7500
www.millerscott.com

ARCHITECT:
ANDREA BARANYK, AIA, LEED
PRINCIPAL, NORTHEAST
COLLABORATIVE ARCHITECTS



NORTHEAST
COLLABORATIVE
ARCHITECTS

REAR SITE REDEVELOPMENT: FOUR SINGLE FAMILY RESIDENCES

DEVELOPER:
TERI DEGNAN

ATTORNEY:
PETER REGAN
SAYER REGAN & THAYER LLP



Sayer Regan & Thayer, LLP
ATTORNEYS AND COUNSELLORS AT LAW

ARCHITECT:
DANIEL HERCHENROETHER,
AIA, LEED
HERKWORKS ARCHITECTURE

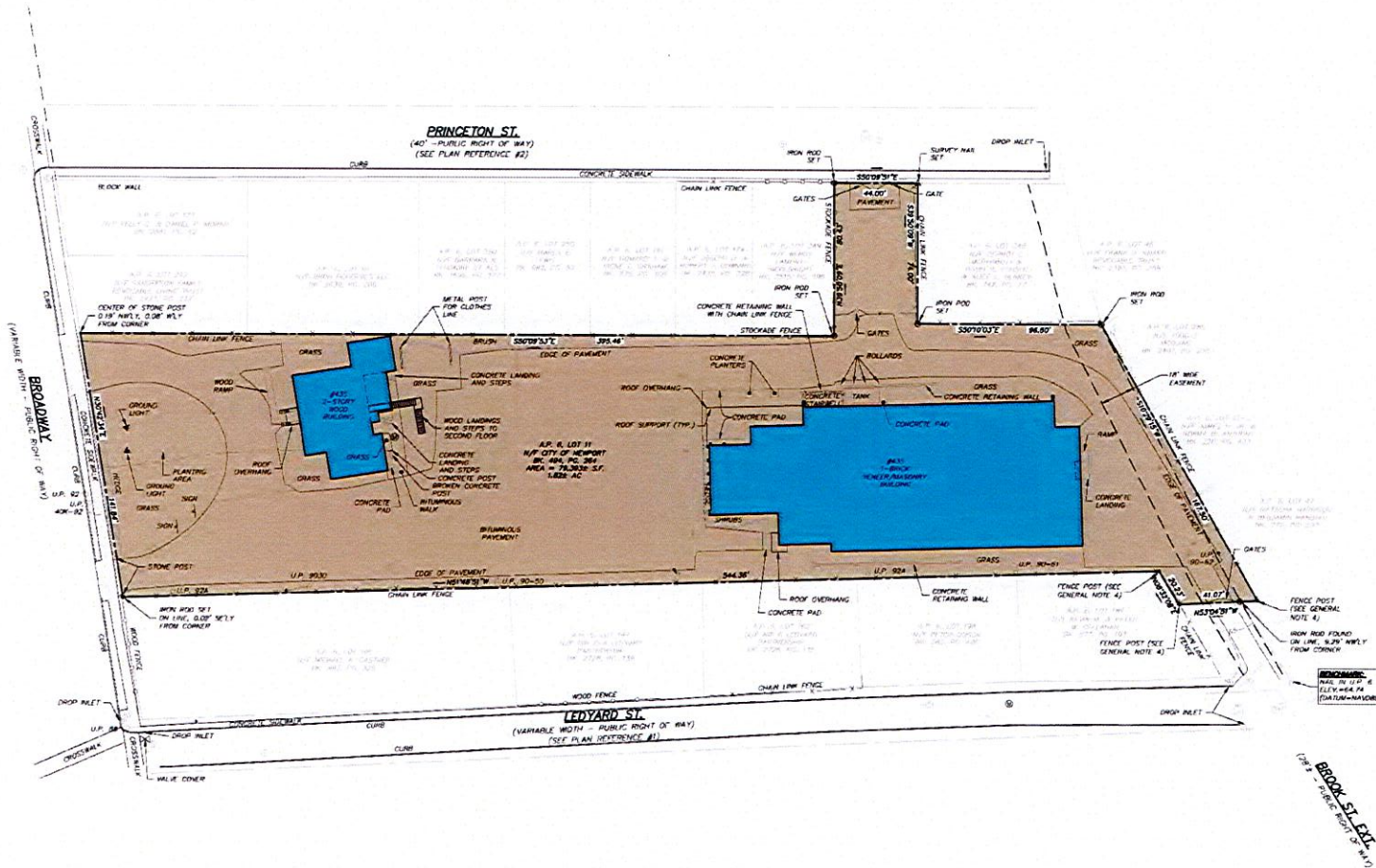


INTERIOR ARCHITECT:
JEFF MONIZ
PARTNER, 2 HANDS STUDIO





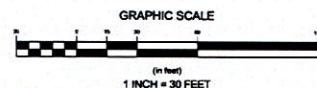
SEE GENERAL NOTES #1



LEGEND	
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - -	TOPOGRAPHIC CONTOUR
- - -	CHAIN LINK FENCE
- - -	STOCKADE FENCE
- - -	WOOD FENCE
- - -	HEDGE
- - -	BRAUGHLESHIRE
- - -	NATURAL GAS LINE
- - -	MANHOLE
- - -	SEWER MANHOLE
- - -	CATCH BASIN
- - -	BOX
- - -	HYDRANT
- - -	WATER GATE
- - -	LIGHT
- - -	UTILITY POLE
- - -	OUT WIRE
- - -	IRON ROD
- - -	SURVEY MARK

- PLAN REFERENCES**
1. STREET MAP PREPARED BY W. H. LANTON, SCALE: 1"=30', DATED APRIL 4, 1964.
 2. PLAN ENTITLED "PLAN OF STATION TRENCH" PREPARED BY W. H. LANTON, SCALE: 1"=30', DATED NOVEMBER 14, 1968.
 3. PLAN ENTITLED "PLAN OF PROPOSED SANITARY & STORM WATER DRAIN BETWEEN LEYARD ST. & PRINCETON ST." PREPARED BY SUPPLY, SCALE: AS SHOWN, DATED FEBRUARY 1980.
 4. PLAN ENTITLED "PLAN OF LAND OF CHARLES E. PHARES APPLICANTS P. 3 & 2ND LEYARD STREET, NEWPORT, RI," PREPARED BY M. J. GATTIN & ASSOCIATES, SCALE: 1"=30', DATED APRIL 1984.
 5. PLAN ENTITLED "PLAN OF LAND, 12 ALMY STREET CONDOMINIUM A.P. 6, LOT 11A NEWPORT, RI," PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=30', DATED JULY 25, 2004.
 6. PLAN ENTITLED "PLAN OF LAND, A.P. 6, LOTS 11B & 11C 12 PRINCETON STREET NEWPORT, RHODE ISLAND," PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=30', DATED OCTOBER 2015.

- GENERAL NOTES**
1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2016.
 2. BASE OF ELEVATIONS: NAVD83.
 3. NORTH REFERENCES GRID NORTH (NIP) VALUES BY RTE GPS OBSERVATION.
 4. PROPERTY CORNER IS CENTER OF 2" P FENCE POST AT EXISTING GRADE.



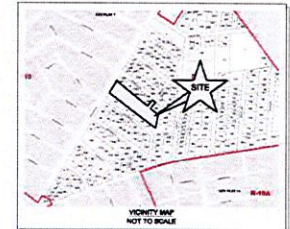
NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 846-0910 FAX (401) 846-4189
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



No.	Revision	Date	App.
Designed By	Drawn By	VAL	Checked By
Issue	1/1/2017	Date	11/01/2018
Project Title:			
FORMER TRIPPLET SCHOOL A.P. 6, LOT 11 435 BROADWAY NEWPORT, RHODE ISLAND			
Client/Owner:			
EDWARD MCPHERSON ISLAND MOVING COMPANY PO BOX 746 NEWPORT, RI 02840			
Issued for:			
Drawing Title:			
COMPREHENSIVE BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY			
Drawing Number:		L-1	
Sheet 1 of 1		Project Number:	
17062.2		Survey Index:	
14 - 6 - 11			
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTY, THAN THOSE SPECIFICALLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			

STATEMENT OF PURPOSE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RHODE-00-18 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS: CLASS B
DATA ACCUMULATION SURVEY	CLASS: CLASS B
TOPOGRAPHIC SURVEY	CLASS: CLASS B

STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND RECORD THE LOCATION OF THE PROPERTY (COUPURES OF A.P. 6, LOT 11 AND TO RECORD ALL PHYSICAL FEATURES AND TOPOGRAPHY.

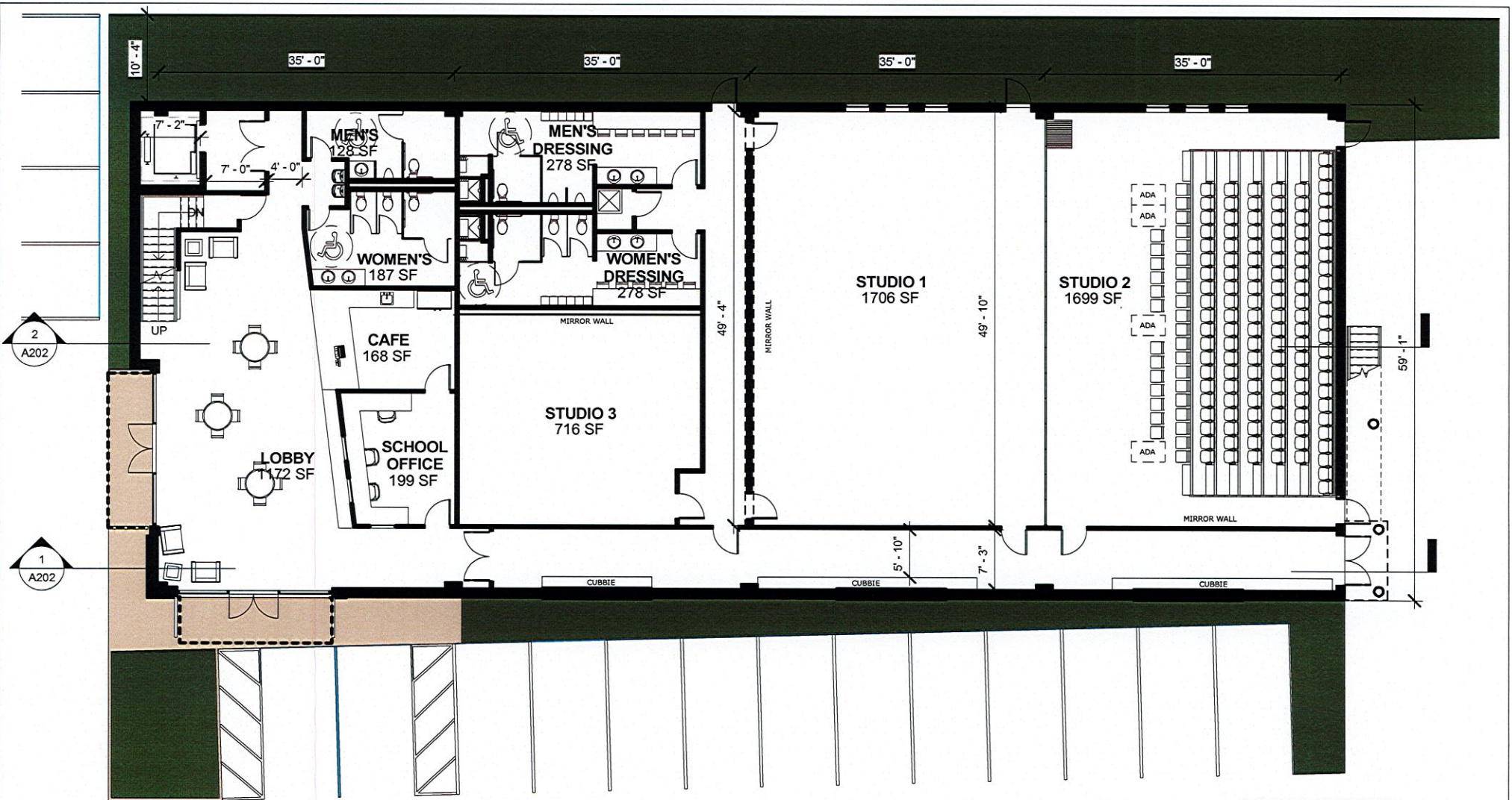
BY: MARC S. THAYER NO. 1889 COA NO. 4388



ISLAND MOVING COMPANY

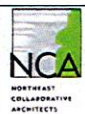
3 DANCE STUDIOS
DRESSING ROOMS/LOBBY CAFE/OFFICES
8,610 FOOTPRINT
35 OFF STREET PARKING SPACES REQUIRED





① Level 1
3/32" = 1'-0"

GROSS SQUARE FOOTAGE:
FIRST FLOOR COVERED AREA - 8610 sq ft



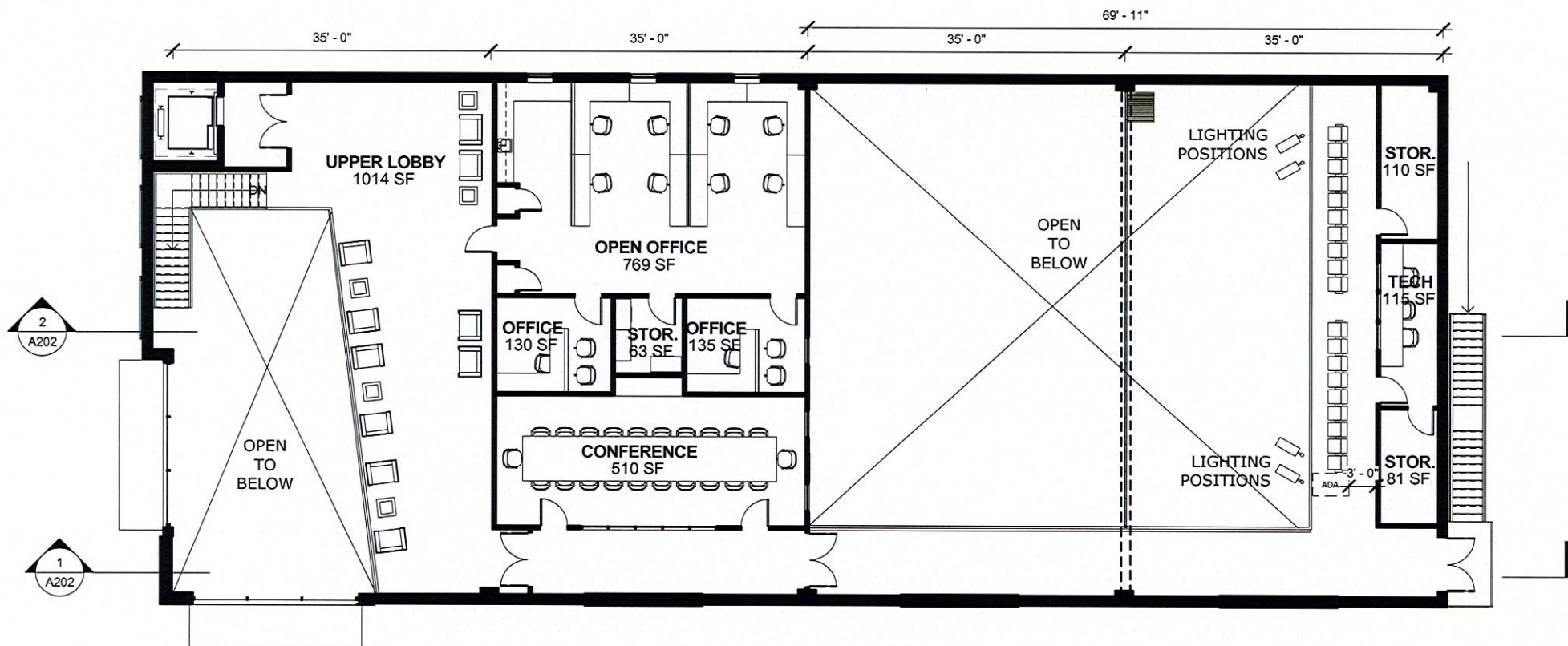
2 Marlborough Street
Newport RI, 02840
www.ncaeffects.com
T: 401.846.9543
F: 401.846.9808

ISLAND MOVING COMPANY | FIRST LEVEL

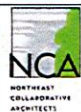
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08/17/2018

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① Level 2
3/32" = 1'-0"



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ISLAND MOVING COMPANY | SECOND LEVEL

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09/17/2018

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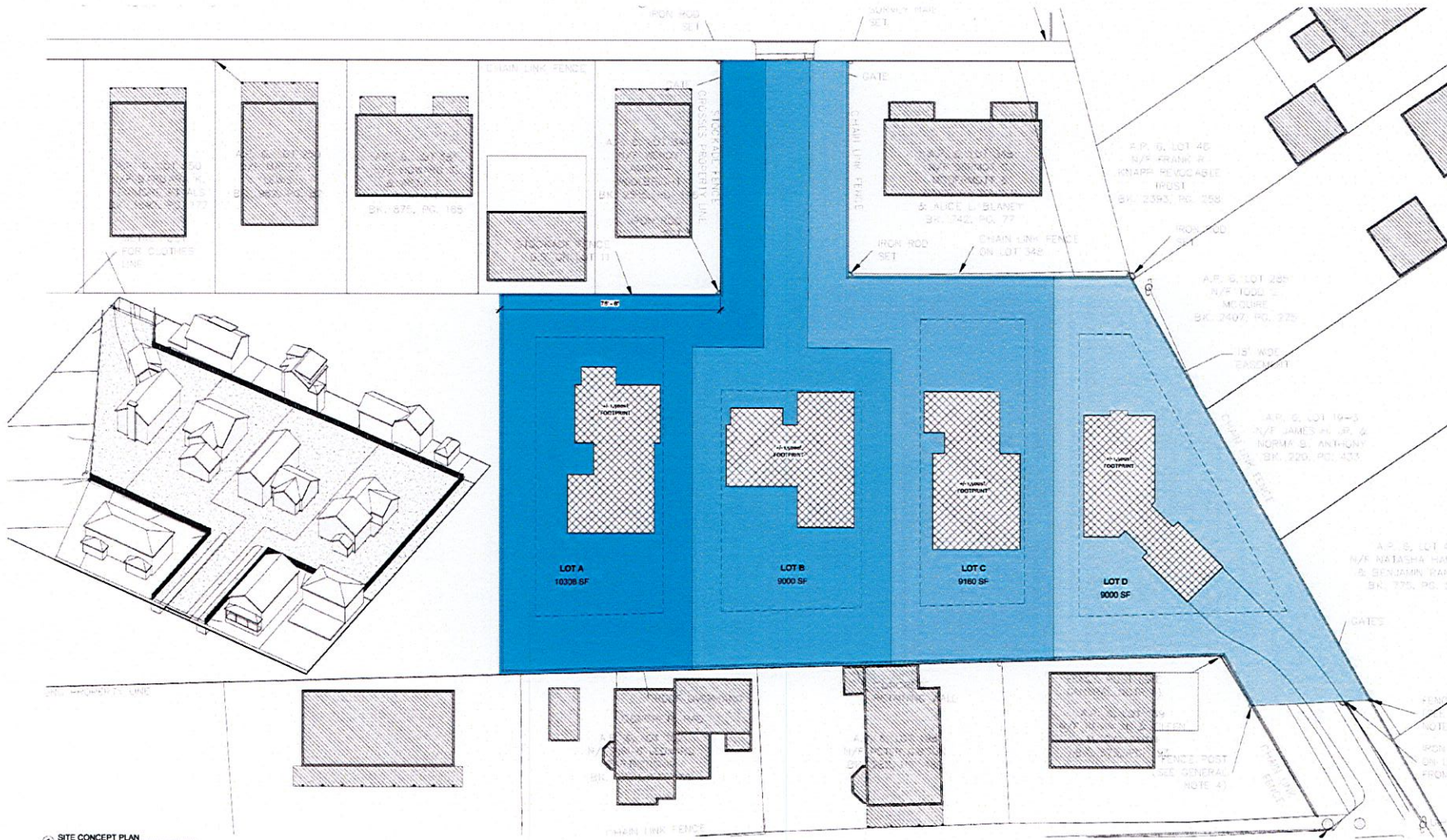


Architectural Stamp

TRIPPLET SUBDIVISION NEWPORT, RI

REVISIONS:		
No	Description	Date
PERMIT SET		
TITLE: CONCEPTUAL SITE PLAN - OPTION 1		
DATE: 07/08/2018		
JOB NO.: XXX		
DRAWING NO.:		

CP-100



1 SITE CONCEPT PLAN
1/16" = 1'-0"

LOT SIZE & DENSITY SUMMARY

EXISTING	PROPOSED
AVG. LOT SIZE 6,219 SQUARE FEET	PROPOSED AVG. LOT SIZE 9,367 SQUARE FEET
AVG. UNITS PER LOT 2.27	PROPOSED UNITS PER LOT 1
AVG. DENSITY 1 UNIT FOR EVERY 3,791 SF	PROPOSED AVG. DENSITY 1 UNIT FOR EVERY 9,367 SF

